



28 Rugby Close, Nottingham – NG5 9RL

Guide Price £210,000

DavidJames
the estate agent



28 Rugby Close

Nottingham

Well-proportioned semi-detached home close to amenities and Nottingham City Hospital! Good-sized lounge, glass-roof conservatory and kitchen plus 3 double beds, bathroom and driveway with garage!

Council Tax band: B

Tenure: Freehold

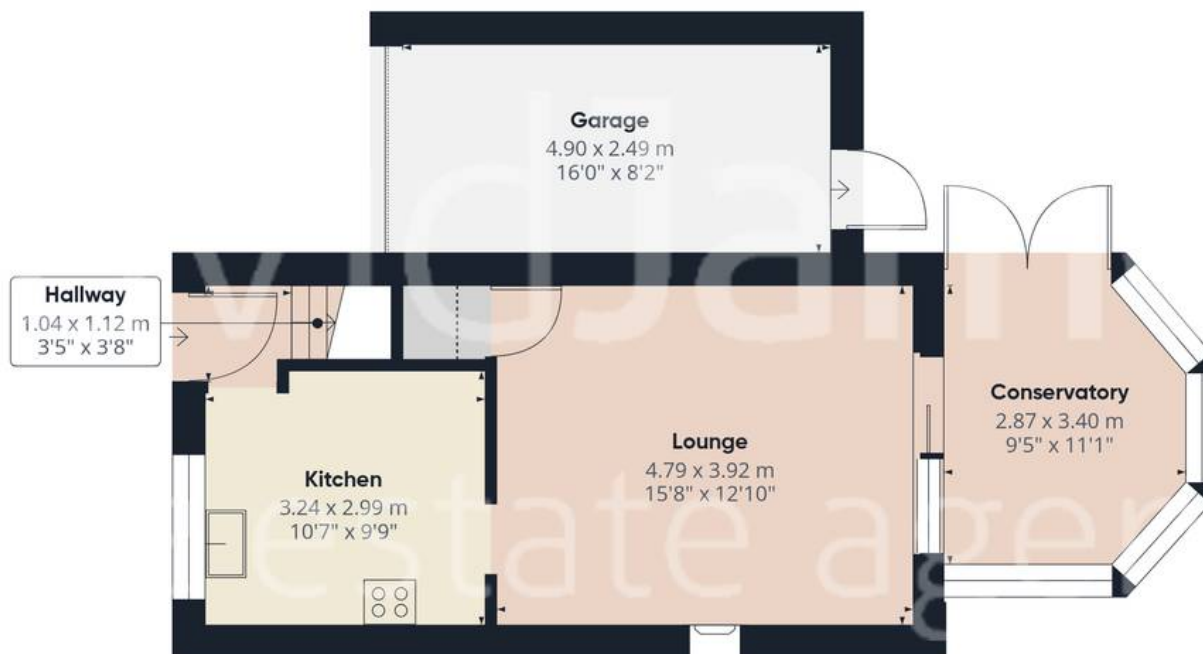
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

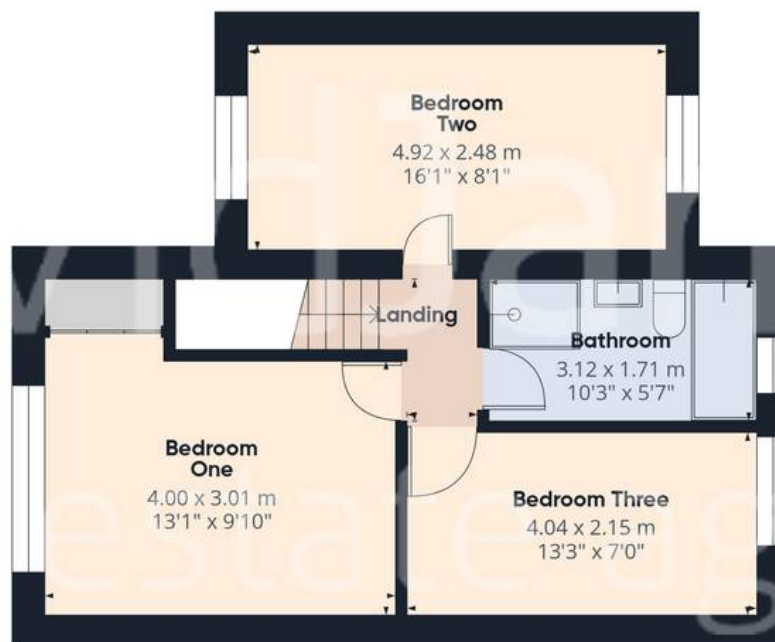
- Well-proportioned semi-detached family home
- Close to transport links, amenities and Nottingham City Hospital
- Good-sized lounge with a feature fireplace and patio doors
- Fitted kitchen with a range of units and space for freestanding appliances
- Versatile conservatory with French doors
- Three double bedrooms (main bedroom with fitted wardrobes)
- Four-piece first floor family bathroom (with both a bath and separate shower enclosure)
- Westerly-facing enclosed rear garden with a tree-lined backdrop
- Presscrete driveway providing off-street parking
- Useful garage with rear pedestrian access







Floor 0



Floor 1



Approximate total area⁽¹⁾

94.4 m²

1016 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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